



1



**Homes.
Schools.
Opportunities.**

NestQuest changes the future of Houston's children, by providing families who receive Housing Choice Vouchers with access to great homes and exceptional schools.

2

Our Team



ISABEL LOPEZ
EXECUTIVE DIRECTOR



SADE CARR
CASE MANAGER



HANNAH MANNION
DIRECTOR OF
OUTREACH AND DEVELOPMENT

3

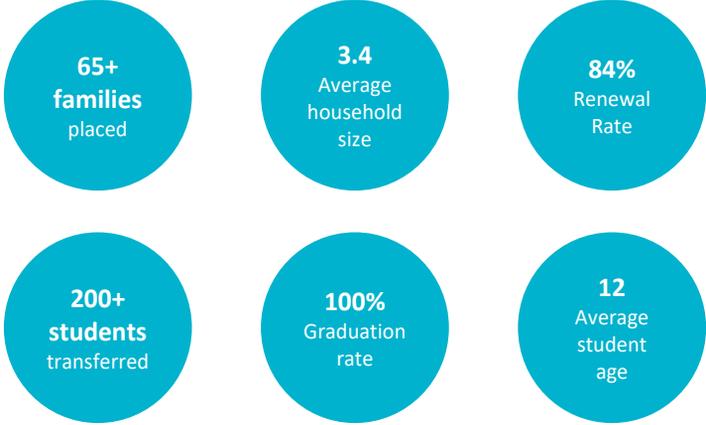
About NestQuest

NestQuest is an innovative way to connect families participating in the Housing Choice Voucher Program (HCVP) to properties leasing quality apartments near excellent schools.

- NestQuest is a non-profit organization
- We specialize in finding apartments in areas zoned to “A+ to B” rated public schools
- We help voucher holders maximize their voucher affordability whilst finding a home to suit their needs
- NestQuest acts as a landlord and subleases units with fixed security deposits to HCVP families.

4

Program Status



NestQuest Houston Inc (September 2021)

2020 Tenant Survey





7

Eligibility

Families

- Active **Housing Choice Voucher** Program participant
- At least **one child** enrolled in school (K-12)

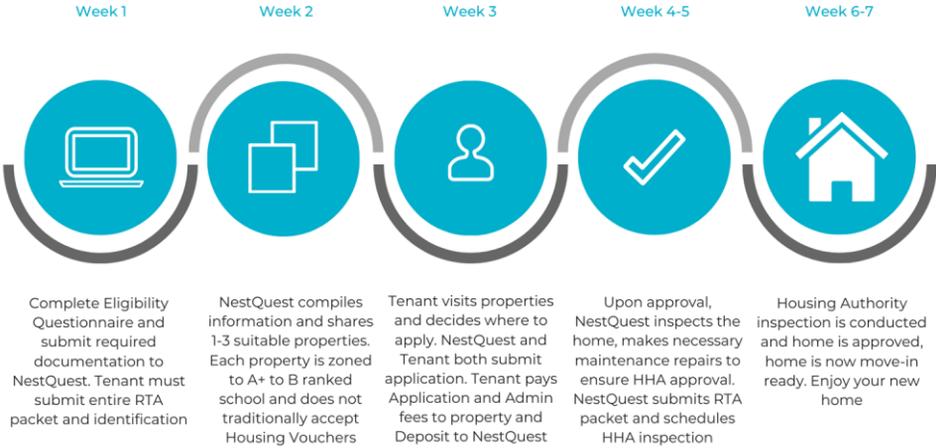
Properties

- **Safe**, comfortable, high quality unit
- **Zip code** list by HHA
- **Zoned** to A+ to B ranked public schools
- **Price** within voucher affordability amount

8

Leasing Process

All times are estimated



NestQuest Obligations

- Act as **landlord** to tenant, and **leaseholder** for property
- **Simplify the search** process for HCVP families
- **Provide access** to an expanding group of properties that will disregard income requirements, credit score requirements, and financially related eviction history
- **Work hand in hand** with Houston Housing Authority to ensure a **quick and easy** lease up process
- Provide **resources** and guidance to families to assist with **education, childcare, financial assistance**

11

Tenant Obligations

- Pay Security **Deposit** to NestQuest
- Pay Application and Administration **fees** to property (if there are any)
- **Pay rent portion** (determined by the Housing Authority)
- Provide **utilities** (Electricity)
- Provide **appliances** not provided by owner (usually included, but not always)
- Maintain **renters insurance**
- **Maintain unit** to high quality standard
- Attend **quarterly check-ins** with NestQuest
- **Enroll students** in the schools we recommend

12

Property Obligations

- Property **cannot currently accept** Housing Choice Vouchers
- Continue to **maintain unit** throughout the terms of the lease
- Disregard and override any history of **financial evictions, low credit score, or income requirements** when screening prospective tenants
- Deny an applicant for any **behavioral evictions** and **failed criminal background checks**
- Must pass NestQuest's high quality standards, to guarantee it passes Housing inspection

13



14

Short Term Benefits

Study at
the **best**
schools

Access to
High
Opportunity
Zones

Increased
choice in
housing

No Credit
Check

NestQuest
manages
housing
paperwork

Lease in
safe, stable
complexes

Home will
pass
housing
inspection

15

Long Term Benefits

GPA
increases
by **2 points**

20% more
likely to
graduate
high school

32% more
likely to
attend
college

31%
increase in
expected
lifetime
earnings

Housing
stability
reduces
risk of
diabetes,
depression,
obesity

30% less
likely teen
parenthood

47 times
less likely
to be
incarcerated

Chetty and Hendren (2015); Chetty, Hendren & Katz (2015); Rosenbaum (1995); DeLuca and Dayton (2009)

16

Case Management

- Communication
- Liaison
- Interpretation
- Transitioning
- Resource matching
- Goal setting and pathway to achievement
- Financial budgeting & planning

Our Schools

School Ranking

- A
- B
- C

Ranking	Percentage
A	61.1%
B	34.7%
C	(unlabeled)

Our Families



19

Our Families



20

Testimonials

“ I really struggled to find a good apartment complex which would accept my voucher - then I found NestQuest who made my search and leasing process smooth and straightforward ”

“ I want to thank NestQuest because this change in schooling has really brought out the best in my kids, everyday things are better than before. ”

“ I have been leasing with NestQuest for over 2 years, they have made my renewal process stress-free. I love where we live and I don't see us moving until after my daughter finishes high school. ”

“ You guys have been more than supportive, you've been friends, giving and caring. You've been counselors and our life line...you guys rock! ”

“ My son is now in a school which supports his educational needs, he is thriving! Thanks for helping us to relocate NestQuest! ”



Community Partners

Housing

- Houston Housing Authority
- Houston Apartment Association
- Texas Housers



Houston Apartment Association



TEXAS HOUSERS

Funders

- Rockwell Fund
- CenterPoint Energy
- Blue Cross Blue Shield TX

ROCKWELL FUND



Data

- Rice Kinder Institute
- National Low Income Housing



Property Partners



VERITAS EQUITY MANAGEMENT



Our Properties



25

Our Properties



26

Nonprofit Partners



27



28